

116.0

0001

0018.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

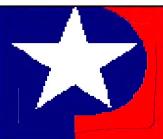
808,500 / 808,500

USE VALUE:

808,500 / 808,500

ASSESSED:

808,500 / 808,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZUCKER WILLIAM J	
Owner 2:	
Owner 3:	
Street 1: 246 FOREST ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1932, having primarily Vinyl Exterior and 2360 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5685		Sq. Ft.	Site		0	70.	1.04	5									413,386						413,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5685.000	394,200	900	413,400	808,500		74314
							GIS Ref
							GIS Ref
							Insp Date
							09/04/18

Total Card / Total Parcel

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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH										
Type:	5 - Cape		Full Bath:	2	Rating:	Very Good																			
Sty Ht:	1H - 1 & 1/2 Sty		A Bath:	Rating:																					
(Liv) Units:	1	Total:	1																						
Foundation:	2 - Conc. Block		3/4 Bath:	Rating:																					
Frame:	1 - Wood		A 3QBth:	Rating:																					
Prime Wall:	4 - Vinyl		1/2 Bath:	1	Rating:	Average																			
Sec Wall:			A HBth:	Rating:																					
Roof Struct:	1 - Gable		OthrFix:	1	Rating:	Fair																			
OTHER FEATURES																									
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																			
Color:	WHITE		A Kits:	Rating:																					
View / Desir:			Fpl:	1	Rating:	Average																			
GENERAL INFORMATION						WSFlue:	Rating:																		
Grade:	C - Average		CONDOS INFORMATION																						
Year Blt:	1932	Eff Yr Blt:							Location:																
Alt LUC:			Total Units:																						
Jurisdct:	G12	Fact:	.	Floor:																					
Const Mod:			% Own:																						
Lump Sum Adj:			Name:																						
DEPRECIATION						REMODELING						RES BREAKDOWN													
Avg Ht/FL:	STD		Phys Cond:	GV - Good-VG	10.	%	Exterior:	No Unit			RMS	BRS	FL												
Prim Int Wal	2 - Plaster		Functional:				Interior:	1			7	3													
Sec Int Wall:			Economic:				Additions:																		
Partition:	T - Typical		Special:				Kitchen:																		
Prim Floors:	3 - Hardwood		Override:				Baths:	2002																	
Sec Floors:	4 - Carpet		Total:	10.8 %			Plumbing:																		
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:																
Subfloor:			Basic \$ / SQ:	110.00			Heating:																		
Bsmnt Gar:	1	Size Adj.:	1.21360707			General:																			
Electric:	7 - PHOTOVOLTAIC		Const Adj.:	0.98500049			Totals	1			7	3													
Insulation:	2 - Typical		Adj \$ / SQ:	131.494																					
Int vs Ext:	S		Other Features:	116128																					
Heat Fuel:	2 - Gas		Grade Factor:	1.00																					
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000																					
# Heat Sys:	1	NBHD Mod:																							
% Heated:	100	LUC Factor:	1.00																						
Solar HW:	NO	Adj Total:	441922																						
% Com Wal	% Sprinkled		Depreciation:	47728																					
			Depreciated Total:	394195																					
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val																	
Make:						Juris. Factor:	1.00	Before Depr:	131.49																
Model:						Special Features:	0	Val/Su Net:	118.66																
Serial #:						Final Total:	394200	Val/Su SzAd	211.59																
Year:																									
Color:																									
SPEC FEATURES/YARD ITEMS												PARCEL ID 116.0-0001-0018.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
19	Patio	D	Y	1	24X12	A	AV	2000	3.55	T	15.2	101			900		900								
More: N						Total Yard Items:			900	Total Special Features:									Total:			900			
